

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 Trevor Court, Nunawading Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$915,000

Median sale price

Median price

\$1,132,000

Property Type

House

Suburb

Nunawading

Period - From

01/10/2020

to

31/12/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	172 Junction Rd NUNAWADING 3131	\$1,088,000	30/01/2021
2	106 Esdale St NUNAWADING 3131	\$1,062,000	12/02/2021
3	360 Springfield Rd NUNAWADING 3131	\$1,000,000	07/02/2021

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/02/2021 15:52

11 Trevor Court, Nunawading Vic 3131



first
national
REAL ESTATE | Bill Schlink

Tina Wu

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Indicative Selling Price

\$915,000

Median House Price

December quarter 2020: \$1,132,000



Property Type: House

Land Size: 717.185 sqm approx

Agent Comments

Comparable Properties

172 Junction Rd NUNAWADING 3131 (REI)

Agent Comments



Price: \$1,088,000

Method: Auction Sale

Date: 30/01/2021

Property Type: House (Res)



106 Esdale St NUNAWADING 3131 (REI)

Agent Comments



Price: \$1,062,000

Method: Auction Sale

Date: 12/02/2021

Property Type: House (Res)

Land Size: 420 sqm approx

360 Springfield Rd NUNAWADING 3131 (REI)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 07/02/2021

Property Type: House (Res)

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.